

**AVISON
YOUNG**

MEDICAL OFFICE FOR SALE/LEASE - ONLY 1 SUITE LEFT!

6591

W. THUNDERBIRD ROAD
Glendale, AZ 85306

Partnership. Performance.

Thunderbird Ranch Professional Building

Situated between Banner Boswell Medical Center, Abrazo Arrowhead Hospital, and Banner Thunderbird Medical Center this medical office features nicely manicured landscaping and courtyard, ample covered and uncovered parking, and building signage.



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For Sale or Lease

Medical Office Situated Between 3 Major Hospitals



OFFERING SUMMARY

Building Size:	± 10,995 SF
Availability:	Suite A-1: 2,653 RSF
Sale Price:	\$2,500,000.00
Lease Rate:	\$25.00/SF (MG)
Tenant Improvements:	Negotiable
Zoning:	C-O, City of Glendale
Year Built:	2000
APN:	200-76-006Y
Parking:	5.0/1000

PROPERTY HIGHLIGHTS

- Nicely manicured landscaping/ courtyard
- Building signage available
- Situated between 3 major hospitals
- Strong traffic counts
- 125,000 population within 3 mile radius
- Load factor 6%
- Monument signage available



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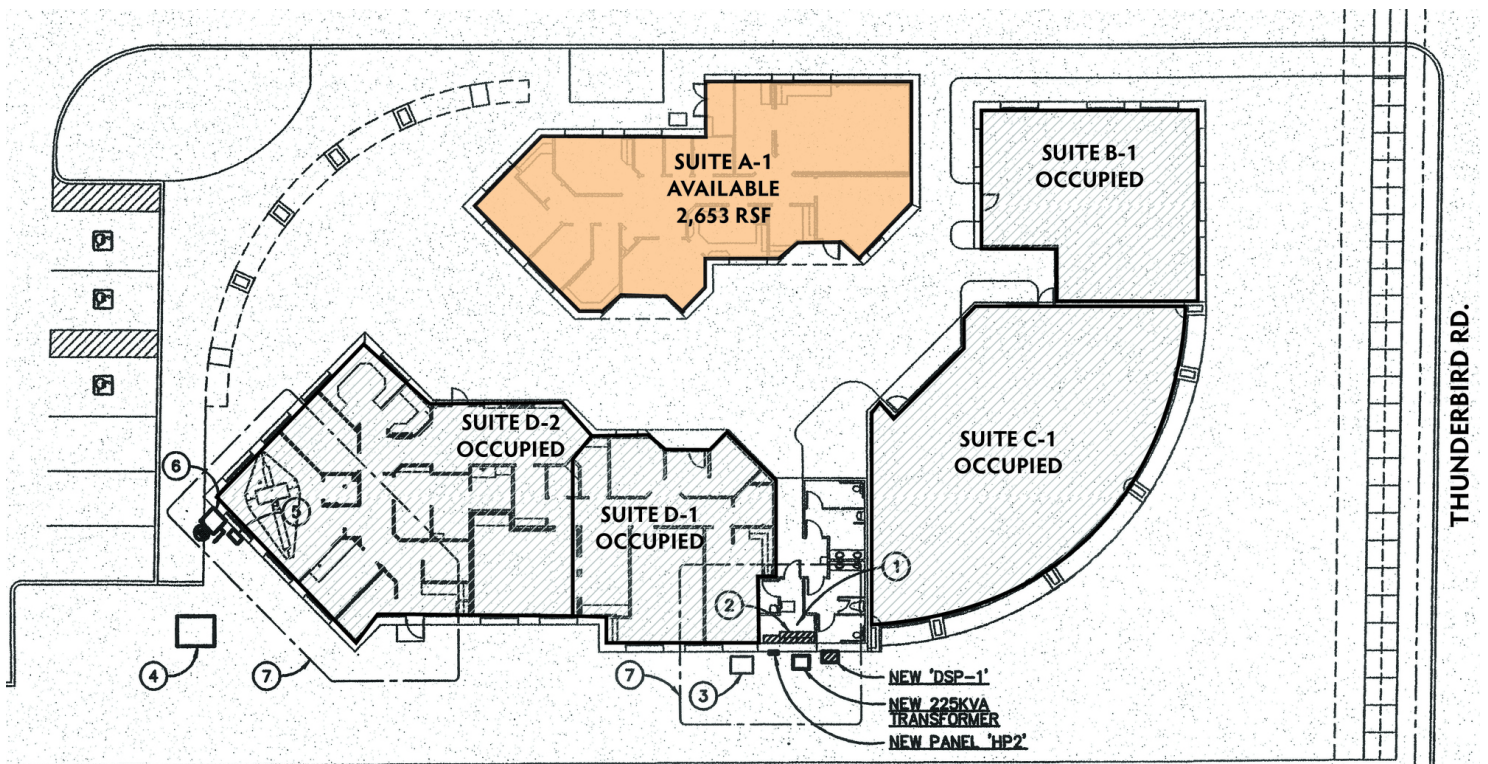
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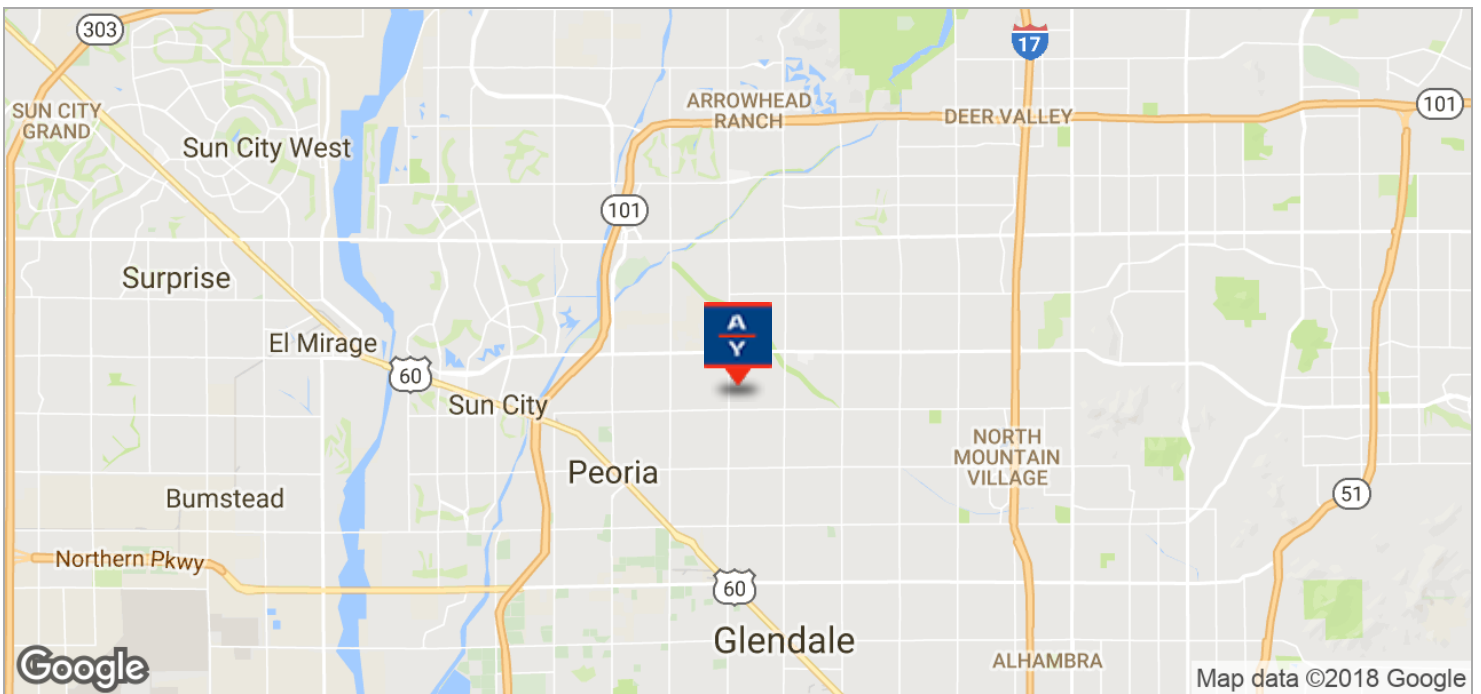
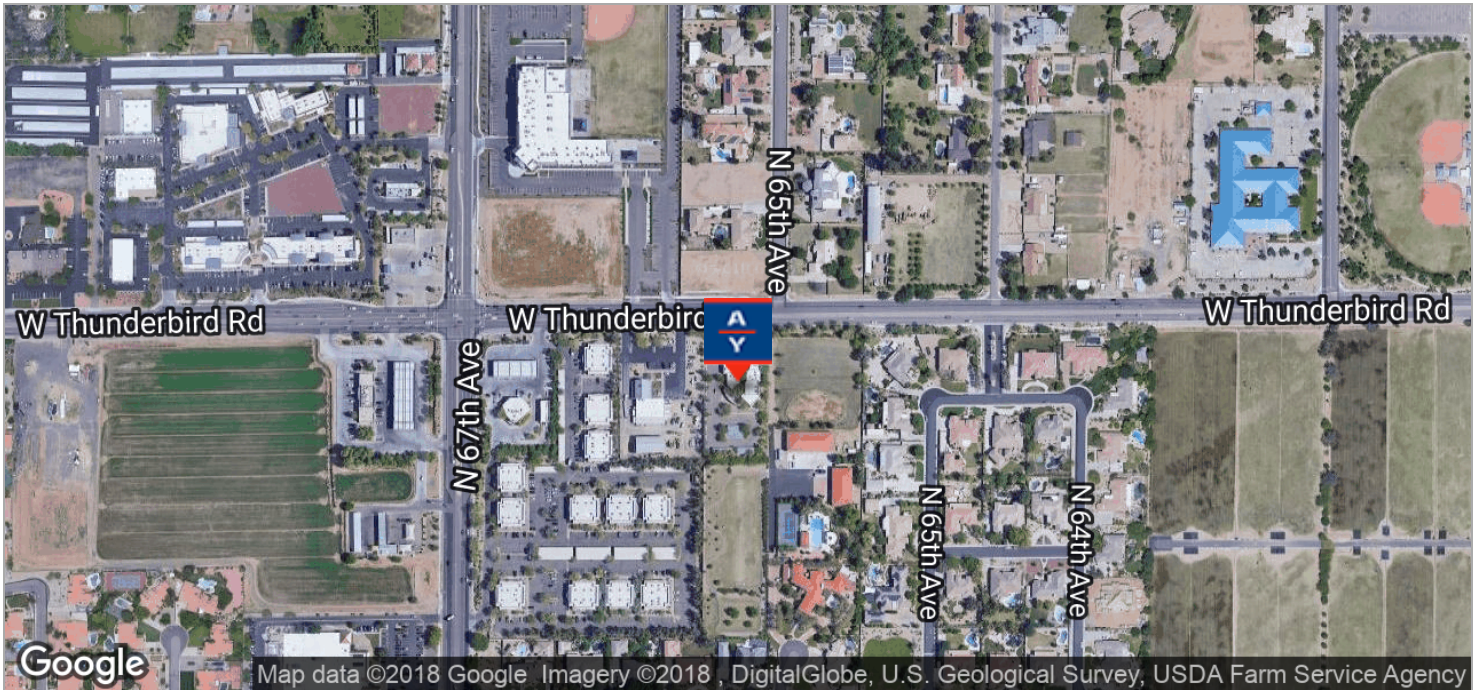
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